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estate agents

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DIRECTIONS

Leaving Kings Lynn heading towards Hunstanton, at the Knights Hill Hotel roundabout take the 1st exit signposted Hunstanton onto the A149. Continue along this road and at the roundabout take the 2nd exit signposted Dersingham, at the Co-Op store turn left onto Mountbatten Road where the property can be found on the left hand side easily identified by our For Sale Board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



40 Mountbatten Road Dersingham King's Lynn Norfolk PE31 6YE

**TWO BEDROOM SEMI DETACHED BUNGALOW WITH GARAGE & DRIVEWAY
IN NEED OF REFURBISHMENT**

Dersingham

£200,000 Freehold

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PORCH Tiled floor. Window to front aspect.	7'0 x 1'7 (2.13m x 0.48m)
HALLWAY Fitted carpet.	4'8 x 4'6 (1.42m x 1.37m)
CLOAKROOM Two piece suite comprising wash hand basin and w.c. Window to side aspect.	4'6 x 2'10 (1.37m x 0.86m)
LOUNGE/DINER Fitted carpet. Feature fireplace with Gas Real effect fire. Bay window to front aspect.	18'9 x 12'10 (5.72m x 3.91m)
KITCHEN Range of wall base and drawer units with worktops over. Space for washing machine. Integrated fridge/freezer and oven. Electric hob. Tiled floor. Window to side aspect.	11'11 x 7'7 (3.63m x 2.31m)
INNER HALLWAY Fitted carpet. Airing cupboard. Coat/storage cupboard.	9'9 x 2'8 (2.97m x 0.81m)
BEDROOM 1 Fitted carpet. Built-in wardrobes. Sliding double doors leading to sun lounge	16'7 x 9'2 (5.05m x 2.79m)
BEDROOM 2 Fitted carpet. Built-in wardrobes. Sliding double doors leading to sun lounge	11'0 x 9'5 (3.35m x 2.87m)
SUN LOUNGE Views over the garden.	17'6 x 8'5 (5.33m x 2.57m)
SHOWER ROOM Shower enclosure with electric shower, wash hand basin and w.c. Laminate flooring. Window to side aspect.	7'9 x 6'7 (2.36m x 2.01m)
SINGLE GARAGE	
FRONT GARDEN Selection of mature plants and shrubs.	
REAR GARDEN Fully enclosed, mainly laid to decorative gravel with with a variety of shrubs and plants. Wooden shed.	

We are delighted to offer this two bedroom semi detached bungalow with garage and driveway in need of refurbishment in the delightful village of Dersingham. The property benefits from night storage heating and uPVC double glazing. The accommodation comprises entrance porch, hallway, cloakroom, lounge/diner, kitchen, sun lounge, two bedrooms and shower room. The front garden has a selection of mature plants and shrubs. The rear garden is fully enclosed, mainly laid to decorative gravel with with a variety of shrubs and plants. Wooden shed.





